

Summary of Public Comments Received

Comment Received	Staff Response
<p>Nine submissions were received from the neighbours of the proposed development and the comments are summarized below.</p>	<p>Noted.</p>
<p>Residents were concerned with the potential consequences the proposal would have on the local community, habitat, and wildlife in the area. There is a benefit to the contributions of greenspace in neighbourhoods as they help provide clean air, clean water, and provide flood mitigation. With the loss of the trees on the subject lands there will be a burden placed on the local infrastructure.</p>	<p>Staff reviewed the Environmental Impact Statement prepared by GeoProcess Research Associates, dated October, 2023, and the Tree Protection Plan prepared by GeoProcess Research Associates, dated July 10, 2024, and note that tree compensation is required to ensure that the existing tree cover is maintained. Staff have recommended that a Conservation/Hazard Land (P5) Zone be implemented along the perimeter of the proposed development to ensure that there is space to accommodate additional tree plantings. The only development permitted in this zone is a retaining wall to accommodate the necessary grading required to accommodate the proposed development.</p> <p>Also, as a condition of the Draft Plan approval, staff are requiring the submission of a Landscape Plan illustrating the tree compensation for the site. Please refer to Special Condition No. 49 in Appendix D attached to Report PED25036.</p>
<p>Concerns that the potential development may impact the water table with the inclusion of the stormwater management facility.</p>	<p>Development Engineering staff reviewed the Servicing Plan Sketch for Schedule F, prepared by S. Llewellyn and Associates Limited, dated February 2024, Functional Servicing and Stormwater Management Report, prepared S. Llewellyn Associates Limited, revised February 2024, and Engineering Drawings prepared by S. Llewellyn and Associates Limited, dated February 2024. The review of the technical documents resulted in support</p>

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	<p>of the proposal subject to detailed design. The requirements regarding the detailed design of the stormwater management facility have been applied through Draft Plan approval Special Condition Nos. 2, 10, 21, 22, 24, 25, 26, 30, 34, 35 and 36 in Appendix D attached to Report PED25036.</p>
<p>Residents inquired as to whether a Transportation Assess was completed as part of the application. Concerns regarding safety for young children was noted.</p> <p>Residents are concerned that the development will increase traffic in the community and request the installation of traffic calming measures such as traffic lights with advanced greens at the intersections and speed bumps.</p> <p>Residents inquired as to whether sidewalks would be included as part of the development.</p>	<p>Transportation Planning staff reviewed the report titled "Hamilton Drive Residential Development Transportation Impact & TDM Options Report" prepared by Paradigm Transportation Solutions Limited, dated June, 2018, and generally found the transportation impact statement portion to be acceptable. It is acknowledged that the proposed Braithwaite Avenue extension to Hamilton Drive is anticipated to become a traffic route for the entire residential area between Hamilton Drive, Fiddler's Green Road to Garner Road West.</p> <p>To assist with safety, staff have applied conditions of Draft Plan approval to require the installation of sidewalks on both sides of the Braithwaite Avenue extension and for a stop sign to be located at the intersection of Hamilton Drive and Braithwaite Avenue.</p> <p>Draft Plan approval Special Condition Nos. 31 and 37 in Appendix D attached to Report PED25036 have been applied to address these concerns.</p>
<p>Residents have become concerned with the safety of Hamilton Drive, specifically where there is the sharp turn, south of the proposed development. There is no visibility for cars to see pedestrians or those on bikes. The area is residential and an extension for the sidewalk is considered important infrastructure to the transportation network. All should feel</p>	<p>There are no current commitments to install sidewalks along Hamilton Drive south of the proposed development. Sidewalks will be provided along Hamilton Drive adjacent to the proposed development as a condition of Draft Plan</p>

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safe so all who walk our beautiful area can enjoy the streets	approval and any future connection will be accommodated through additional development as it occurs along Hamilton Drive.
It is our understanding that there was an original proposal to connect Hamilton Drive to Tollgate Drive. Residents note that this connection could potentially help mitigate future traffic problems.	The Shaver Neighbourhood Secondary Plan does not illustrate the extension of Braithwaite Avenue; however, it is staff's opinion that long term planning for the neighbourhood would benefit from the municipal road connection between Hamilton Drive and Tollgate Drive. In addition, Braithwaite Avenue was always intended to extend to Hamilton Drive as illustrated in the former Town of Ancaster Official Plan.